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The Potter Township Supervisors held a Regular Business Meeting on Wednesday, March 22, 2017 at the Potter Township Municipal Building. The Board went into Executive Session at 5:50 pm. Ms. Rebecca Matsco called the meeting to order at 6:03pm and led the Salute to the Flag.

In attendance were:

Supervisors: Rebecca Matsco, Earl Shamp and Al Cwynar

Engineer: Dan Sell Secretary: Linda McCoy

Visitors: Billy Winkle, Lauren Patton, Tim Wetzel, Jim Bertram, Mark Summerville, Chris Heitman, Megan

Mastal, Sue Rust, Tim Wetzel, Ed Vescovi

CITIZENS:

There were no public comments.

NEW BUSINESS:

MOTION: AI Cwynar SECOND: Earl Shamp MOTION CARRIED TO PASS RESOLUTION 6-2017, A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF POTTER, A SECOND CLASS TOWNSHIP, SITUATE IN THE COUNTY OF BEAVER AND THE COMMONWEALTH OF PENNSYLVNIA, ADOPTING A JOINT MUNICIPAL AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH CENTER TOWNSHIP.

Mr. Shamp reported that the Fire Department had an option on a demonstrator tanker, but it fell through due to a purchase. They are looking at another demonstrator tanker (new build) with the same company.

OLD BUSINESS:

Jim Bertram from Keystone Surveying spoke to the Board regarding the Horshead/Shell Subdivision No. 1. In a discussion with the Board and Mr. Sell, Jim explained the outstanding issues with the subdivision:

- 1) The non-building waiver for the Sewer Module is in the process of being signed
- 2) Maintenance Agreement it will be signed at closing Mike Jones, the Township Solicitor has the document
- 3) Mr. Bertram would like the Board to approve the current width of the cartpath
- 4) The monuments are being set on Monday
- 5) He would like the Board to grant a planning module waiver

Ms. Matsco asked Mr. Sell what his thoughts were on the Access Easement. He stated that the landfill discharge has not been determined yet. Sue Rust stated that Shell does not know what Horsehead is doing about that issue. Ms. Matsco said that the Board cannot issue a waiver if they do not know what Horsehead's plans are for the landfill discharge. Ms. Rust said that Horsehead will sign a non-building waiver.

Ms. Matsco asked Mr. Sell where things stand on other issues. He reported that the 50' setback is okay, the maintenance agreement is okay and the cartpath width is okay if the Planning Commission agrees. All agreed that the cartpath current width is sufficient.

Mr. Bertram stated that they could change the language for the Access Easement to Access & Utility Easement so that Horsehead would have access for discharge. Mr. Sell stated that this Easement would give Horsehead an alternate discharge route.

MOTION: Earl Shamp

SECOND: AI Cwynar

MOTION TO APPROVE THE HORSEHEAD CORPORATION/SHELL CHEMICAL APPALACHIA SUBDIVISION PLAN
NO. 1 Conditioned Upon 1) the Applicants' compliance with the written comments of the Township Engineer (with
the proviso that the 50' setback and present cart path width are acceptable), 2) Modification of the proposed
Access Easement/License to prohibit termination at will allowing termination only when access is no longer
necessary or is otherwise provided to the affected lot, 3) Modification of the proposed Access Easement/License
to allow for wastewater discharge from the landfill to the public sanitary sewer extension if required by DEP in
the future as a contingency plan, 4) Modification of the "Access Easement/License" title to "Access and Utility
Easement/License," 5) Horsehead must sign a non-building waiver, and 6) a Maintenance Agreement shall be
supplied by the Applicants.

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Mr. Bertram addressed the issue of the CSX access license that can be terminated for the Le Petomane XXIII, Inc. Subdivision Plan No. 1. He asked the Board to allow easement on the current cartpath, eliminating the need for the current access license. Mr. Sell stated that as long as the cartpath is passible, it would be sufficient. Mr. Bertram will resubmit the Subdivision with those changes.

PLANNING COMMISSION:

Ms. Patton stated that the Planning Commission will meet on Thursday, March 30th at 6:30 pm regarding the Center Township Water Authority Planning Module.

CITIZENS:

Ed Vescovi from Weavertown presented the Board with updates on future development plans. He stated that the bio diesel plant and the chemical blending plants are currently idle and the synthetic chip plant is stagnant. They are looking at options for building up low areas on their property for development with dirt from their property on the steep hill on the other side of Route 18 along with a possible request for rezoning that area. Ms. Matsco stated that she would not approve grading that area or rezoning as it would not benefit the community. She feels that there is adequate industrial and mixed uses zones currently in the Township. Mr. Shamp stated that they could probably purchase fill dirt for their low areas much cheaper than removing it from the steep hillside.

Mr. Vescovi asked where the Township was with acquiring utilities in the Route 18 corridor. They currently use well water and septic tanks. They do not feel that would be sufficient for future development. They would also like access to natural gas. Mr. Sell state that the CTWA Planning Module shows that it reaches Horsehead's driveway to the landfill, bringing it much closer to Weavertown. Ms. Matsco stated that NOVA has natural gas and has also approached the Board about utilities in that area.

Ms. Matsco and Mr. Shamp stated that although the Township cannot financially help in that area, they can assist with grants. Ms. Matsco said that a discussion in the future is needed with the Route 18 corridor residents as she wants to see all of the industrial parcels used.

MOTION: AI Cwynar SECOND: Earl Shamp MOTION CARRIED THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 7:03 PM.

Respectfully Submitted,

Linda McCoy, Secretary